

COLDSTORES



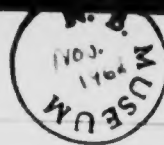
THE NEW BRUNSWICK
COLD STORAGE CO.,

LIMITED.

ST. JOHN, N.B.
CANADA.

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11533 Co



The New Brunswick Cold Storage Co., Limited.

Warehouses:

672-690 Main Street, Head S. S. Pier No. 9,
Saint John, N. B.
Canada.

DIRECTORS.

R. J. GRAHAM, *President*, Belleville, Ont.

(*Vice President International Affle Shippers Association.*)

GEO. McAVITY, *Vice-President*, Saint John, N. B.

L. S. MACOUN, *Secretary-Treasurer*, Central Chambers, Ottawa, Ont.

H. R. ROSS, *General Manager*, Saint John, N. B.

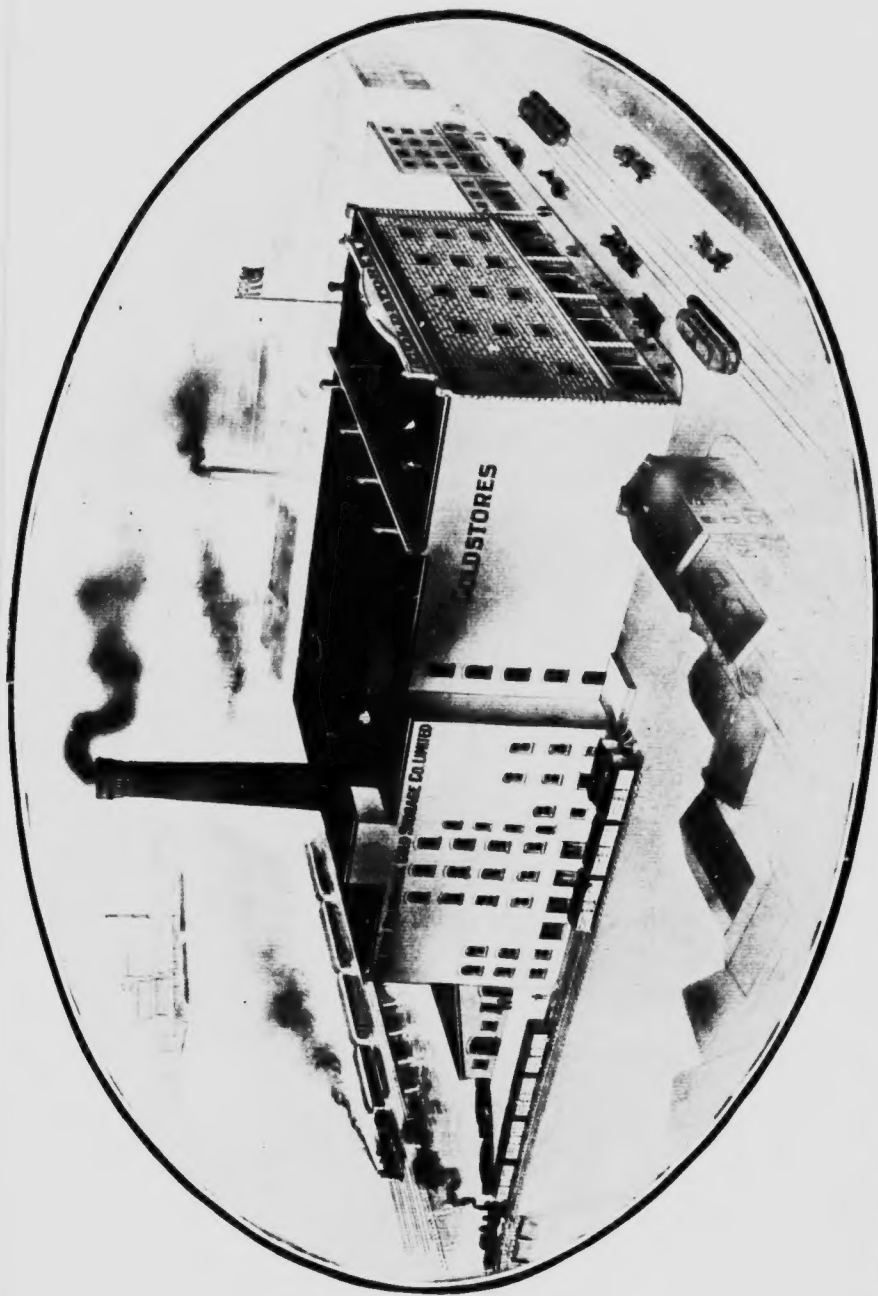
(EX-OFFICIO.)

The Honorable Provincial Secretary of New Brunswick.

The Honorable Commissioner for Agriculture of New Brunswick.



THE SITE, LOOKING FROM MAIN STREET, JUNE, 1907



F. Neil Brodie, *Architect*,
Saint John, N. B.

The New Brunswick Cold Storage Company, Limited, December 1907.

Cold Storages

WHY should a great modern cold storage plant have been located at the port of Saint John?"

Primarily, because cold storage is the connecting link in the great system of transportation between Canada and Europe and was the missing link in the port of St. John which plays so important a part in the above system. Co-incident with this was the want of a general warehouse with good railway and water shipping facilities, low insurance rates and modern equipment. St. John is the home of 50,000 people and the main source of wholesale supply for well-nigh a million more. The city for years has been famous as a wholesale grocery centre. Business in Canada has grown faster than the facilities of ten years ago can accommodate and for the prompt handling and distribution of general merchandise the warehouse and transfer company so long recognized as an essential feature of American business, is coming to play an equally strong part in the trade of our people.

All Cold Storages require three things in their make-up—strength to carry a load; ability to resist fire; walls to prevent loss of temperature. The plant of The New Brunswick Cold Storage Company, Limited, is the embodiment of the best ideas yet put forward touching all three points. The house possessing these features and being situated so as to most readily meet the requirements of its patrons in the matter of traffic and transfer does not in these modern days require any justification for its existence. Patrons of the various channels of commerce which end or commence their sea voyage during the fall, winter and early spring months at St. John have for years been face to face with a serious commercial problem. The carrying facilities available left little to be exacted. The holding facilities available were things for the future to produce.

In this house system and cleanliness are necessary and marked features. Its construction and equipment are all designed to further neatness and order. No bank handles its customers' bills more carefully or with closer checking than this house its patron's goods.

The New Brunswick Cold Storage Company, Limited.



FROM THE UNION STATION, SHOWING SIDINGS, PLATFORM AND POWER HOUSE.

This plant is extensive and in the fullest sense complete. Built on the harbor front and having yard and siding facilities connecting with both the Canadian Pacific and Intercolonial Railways equal to loading or unloading sixteen cars at once, it has risen quietly and quickly, and is not surpassed in completeness of equipment by any yet built elsewhere. The main structure is of brick, five stories and basement 100 x 100 feet, and there is a wing running out to Main Street 100 x 62½ feet. The power station stands on the harbor side, is 50 x 80 feet and completely cut off from the main building. Reinforced concrete was employed in its construction—foundations, floors, walls and roof. The completed buildings represent:

- 1,700 pieces piling.
- 2,650 cubic yards concrete.
- 522,000 feet scantling.
- 115,000 feet hardpine.
- 75,000 feet spruce and birch flooring.
- 1,100,000 bricks.
- 75,000 square feet cork insulation.

The New Brunswick Cold Storage Company, Limited.



INTERIOR FISH FREEZER, CARRIED AT 15° BELOW ZERO.

Each wall is a fire-wall; every window frame is of metal and every glass is wired glass. In the interior construction of the building each post stands directly above the one on the floor below. Every post in the cellar stands on a pier four feet square and six feet deep, of concrete, and each pier stands on twelve piles driven to the rock below. The floors are of mill construction throughout. The various departments are shut off from each other by fireproof walls and fire-doors. The wall finish, partitions, and freezer floors are of cork sheets (as illustrated), laid on Ko-sat paper covered with cement finished smooth. Thus the building is air-tight. The cork is a non-conductor. The cement finish makes it easy to wash down and the whole structure is fire and rat proof. The elevator shafts and stairs are of brick. Their doors are of the rolling steel, shutter type, with fusible link.

On the ground floor is fitted up a fish freezer, icing and storage department cut off absolutely from the rest of the building. Fresh fish may be landed here from boats at the wharf to be frozen, dipped

The New Brunswick Cold Storage Company, Limited.



APPLES, READY FOR THE STEAMER.

and stored. On this floor also are two meat freezers, general room for local customers, a cheese room, butter room, customs bond room, fur and fabric room, and all the receiving space of the whole building. The basement is equipped for storage for beer at a wide range of temperatures, and also has a general storage for molasses. On the first floor are a second bond room, an apple storage room and a freezer 50 x 100 for large stocks of any kind. In front are two apple sorting rooms, a new and highly appreciated innovation, permitting the stock to be repacked without unnecessary handling or serious rise in temperature. The second, third and fourth floors are all air-cooled fruit storage departments, each with sorting accommodation and each with a room for general frostproof storage in the wing. The Main Street front is of gray granite and ranks with the city's finest. There are here four stores on the ground floor which are calculated to further the company's scheme of centralized stocks. These are rented to patrons wishing to engage in meat, fish, dairy produce or fruit business. The walls are steel finished and each is fitted in the rear with a great cork filled ammonia freezer entirely independent of the big warehouse. No more attractive stores can be found in any lower province city and the patrons have the benefit consequent on the removal of ice and lighting bills otherwise incurred, in addition to carrying their main stocks in the big house.

The New Brunswick Cold Storage Company, Limited.



GETTING THEM READY. NOTE THE RUBBISH REMOVED

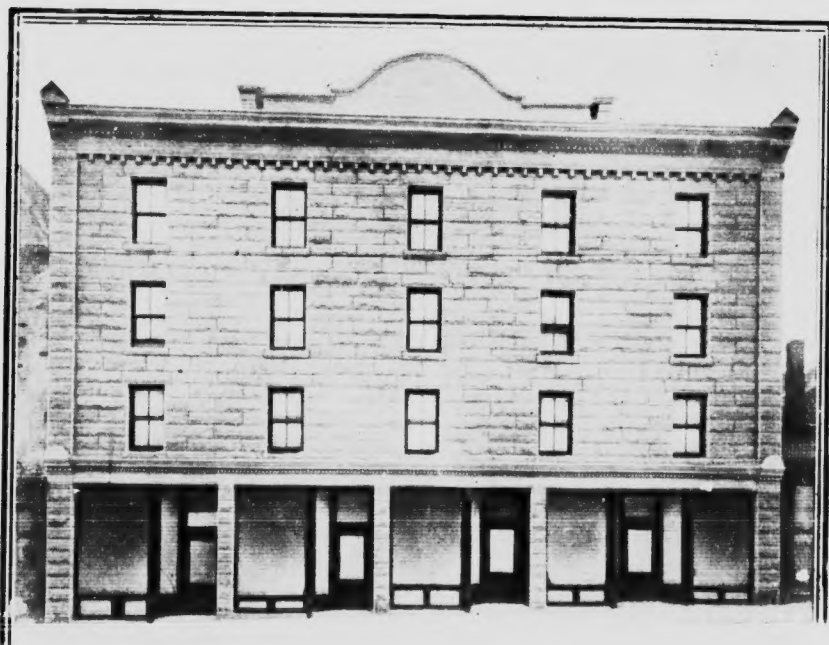
In speaking particularly of the apple trade, in which cold storage is of interest, it is at once obvious that St. John possesses vastly superior advantages to those of the port of Montreal. For the simple reason that during the shipping season of the higher-priced sorts of



BEFORE AND AFTER SORTING.—NOTE THE SLACK.

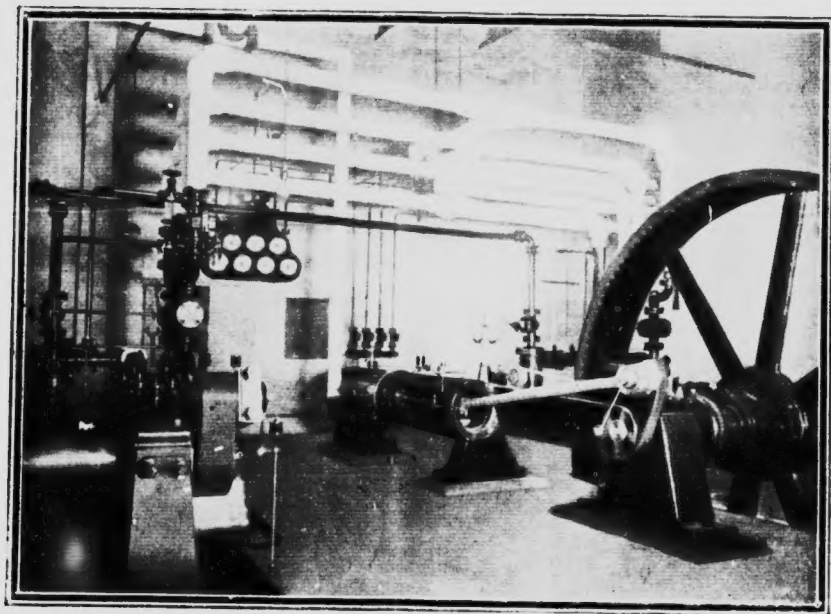
The New Brunswick Cold Storage Company, Limited.

apples, the Saint Lawrence is closed to navigation. If, therefore, the fruit were stored there, there still remained the risk of winter transportation to St. John for shipment. All this is obviated by having the fruit stored at St. John. As a matter of fact St. John is the real terminal for cold storage purposes in connection with a much wider range of ocean-bound traffic. In the case of apples, however, it was not only the removal of the frost risk in the mind's eye of the shipper, but also the desirability of having fruit repacked at tide water in order to avoid the wholesale claims for "slacks" on reaching the English market, and also to afford some ground for argument in meeting these claimants. The export apple business of Canada—especially of the province of Ontario—is yet in its infancy, but year after year heavy losses have been incurred through all these causes and each shipper has admitted it to be one of the chief obstacles of the trade. Thousands of young trees in Ontario and Nova Scotia are just now coming into bearing and the promoters of this business realized at the outset that quite aside from any other facilities they might be able to offer as a result of their building the house, the apple trade must be kept before them as one of the chief ends to be served.



MAIN STREET WING.

The New Brunswick Cold Storage Company, Limited.

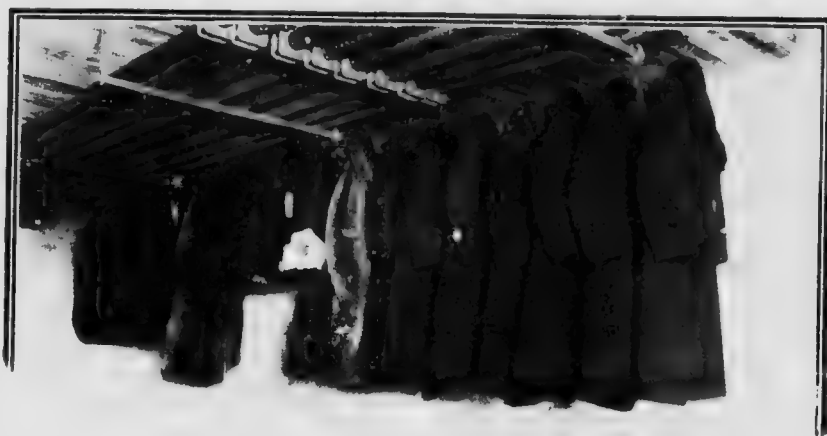


CORNER OF ENGINE ROOM SHOWING COMPRESSORS.

The refrigerating system installed by the Linde people is of the most modern type and is in duplicate throughout; that is, if any machine or part breaks down or gives out at any time, the reserves immediately take up the work. Two Linde compressors, each having a capacity equal to the cold made by sixty-five tons of melted ice in twenty-four hours, sit side by side in the power station and each is direct-connected with its 125 h. p. Corliss Goldie-McCulloch engine which take steam from two 150 h. p. boilers. These compressors are, of course, ponderous machines which must at any time give their prospective patrons an added sense of security. Each is fitted both with the expansion and circulation system, the former in the cold rooms and the latter in the fruit rooms where change of air tends to more satisfactory results. Both may run together or separately on either or both systems. The circulation or cool air system which has its coils in a chamber on the ground floor, is handled by fans driven by electric motors. Motors of the same type handle the elevators in the building. It is truly a beltless and shaftless plant. Light and

The New Brunswick Cold Storage Company, Limited.

power come from two C. G. E. dynamos direct-connected with 40 h. p. Ideal engines. These again may run together or separately and handle the lighting, the fans, the hoists and the elevators. Water for the huge double pipe condensers in connection with the compressors is taken at each rise of tide.



PART OF A ROW OF FUR COATS AT 25°.

Let us consider some of the interests affected by the provision of cold storage facilities at St. John. There is, as we have said, the fruit shipper of Ontario or Nova Scotia, the shipper of fresh salmon from British Columbia, of fresh meat from Chicago, Kansas City, Omaha or Central Canada, of eggs from Prince Edward Island, of fish from the Bay of Fundy or Miramichi, of potatoes from any point in the provinces and of dairy products from any point of the country. In the item of cheese, this is especially the case with reference to this house as cheese also becomes one of the lines which is seriously damaged by freezing in transit. And the cheese shipper who has previously been taking his winter requirements to the English market in advance of the closing of navigation in Montreal may now avail himself of equal freights, better storage and lower insurance at St. John. Locally also cold storage is of greatest value to the produce dealer since it affords him a means to prevent at certain seasons glutted markets and heavy losses in mutton, poultry, eggs, dairy produce,

The New Brunswick Cold Storage Company, Limited.

potatoes and the like. It is also of the greatest value to the importer of oranges, grapes and other green fruits, dried fruits and many important lines. In connection with the fish trade cold storage is of the very highest value. Not only may it be useful in the case of British Columbia salmon, but Bay of Fundy salmon, herring, hake, haddock, smelts and other fish may be frozen and stored, and all kinds of cured fish held for better markets. In connection with the item of bait alone, it is of the utmost importance to have fish freezing and storing facilities; thus the fishermen can bring fresh fish to the freezers and take away bait for use in line fishing, doing away with the annual shortages in one line or another, due to the failure to provide against the requirements of the season as they may be influenced by the weather.

Not the least interesting feature of the business is the general warehousing. The customer pays a rate based roughly on one cent rental for each cubic foot of space occupied per month. He pays insurance on a basis of 50 cents per hundred dollars per annum. When he sells or requires goods he simply sends down his written order with his truckman. That party on receiving the goods signs in the blank form. There is no delay, no red tape, no high-priced help, no careless clerk, no rent, nothing but a straight buying and selling proposition. He can double his business because he has the time. He can halve his space because he does not require it. Herein is a new and exact type of commercial science.

This preamble leads up to the question of cost. It does appear to us that the right question is not "What will it cost?" but "What will it save?" Two classes of fruit storage are offered; one refrigerated, the other merely frostproof. The former, of course, represents the very best service that science backed by capital can provide. Like most other things worth the having, it costs something in advance of the ordinary method. It means, however, the difference between ordinary postage and registration on a letter; that is, when a man pays his money for refrigerated storage he may depend on it that his goods will be looked after. This does not mean that goods offered for frostproof storage are in any way neglected. Far from it. It simply means that in a house which at its limit can hold only 110,000 barrels, the stock for which the price is paid is granted the accommodation to which the price entitles it.

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It provides the maximum of efficiency to a minimum of space.

It is adaptable to any building construction.

It has no capillarity and resists moisture, and hence undergoes no alteration in its insulating properties, remaining permanently efficient.

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It is cheapest to install and can safely be entrusted to any ordinary mechanic.

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It is odorless.

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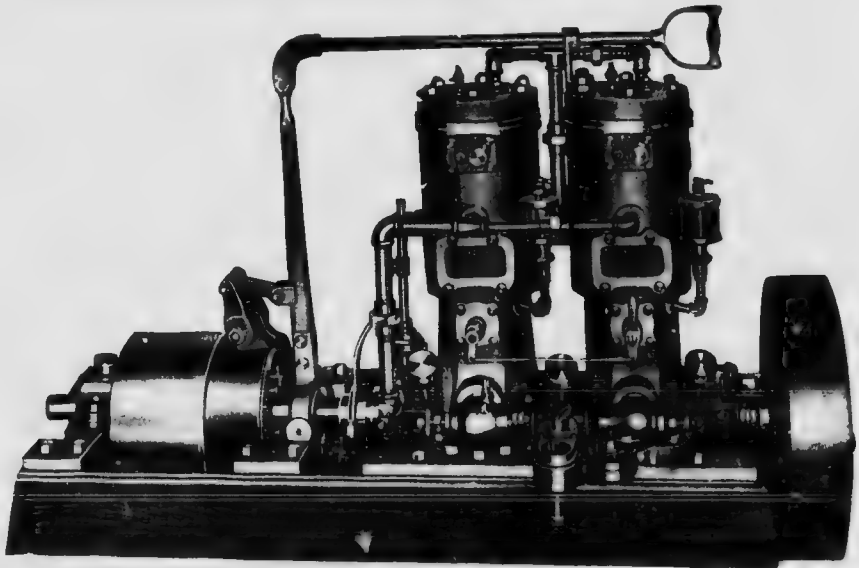
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Cold Storage Waterproof Insulating Papers.

NEPONSET INSULATING PAPER.

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"THE TEST OF TIME IS THE TEST THAT TELLS."

Neponset has stood this test longer than any other insulating paper made. It has been used in the largest cold storages, packing establishments, and breweries throughout the United States and Canada for many years.

Neponset weighs 90 lbs. per 1000 square feet.
It is put up in rolls 36 inches wide, containing 1000 square feet and, for special work, in rolls 112 inches wide, containing 3110 square feet.

KO-SAT INSULATING PAPER.

THE best quality of coated and saturated insulating paper made. It is adapted for all kinds of cold storage work, but especially for work exposed to severe conditions.

It is proof against moisture, acid, air, alkali, and will not deteriorate no matter how much exposed to water. It is very pliable and will not crack or break.

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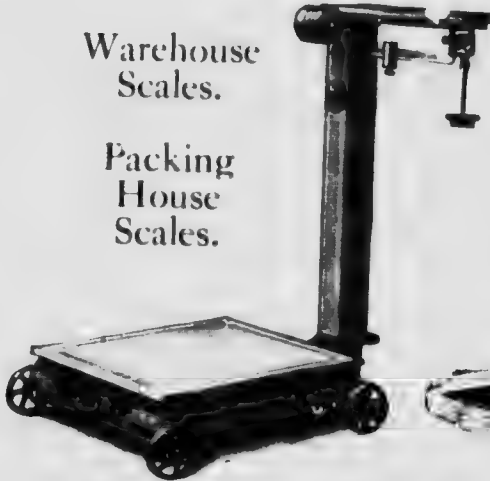
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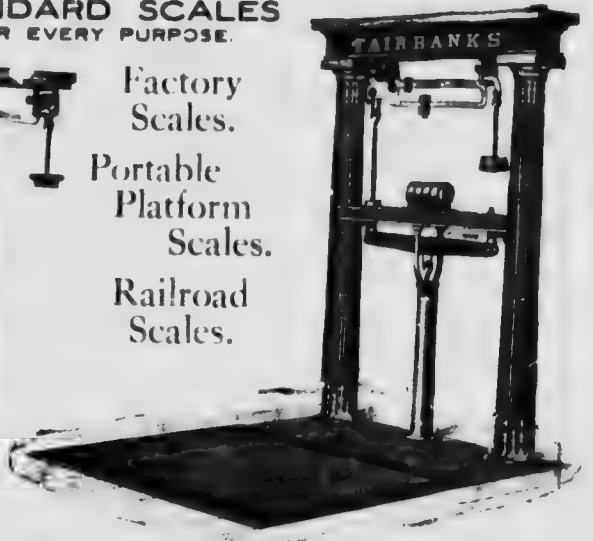
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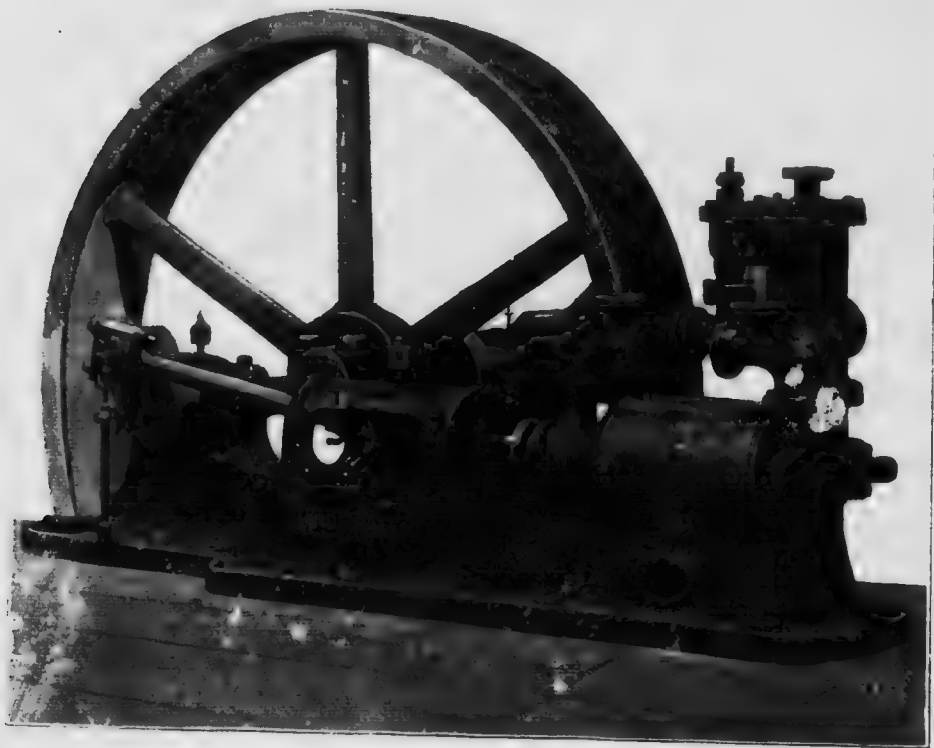
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Manufacturer of Desiccated Potatoes,
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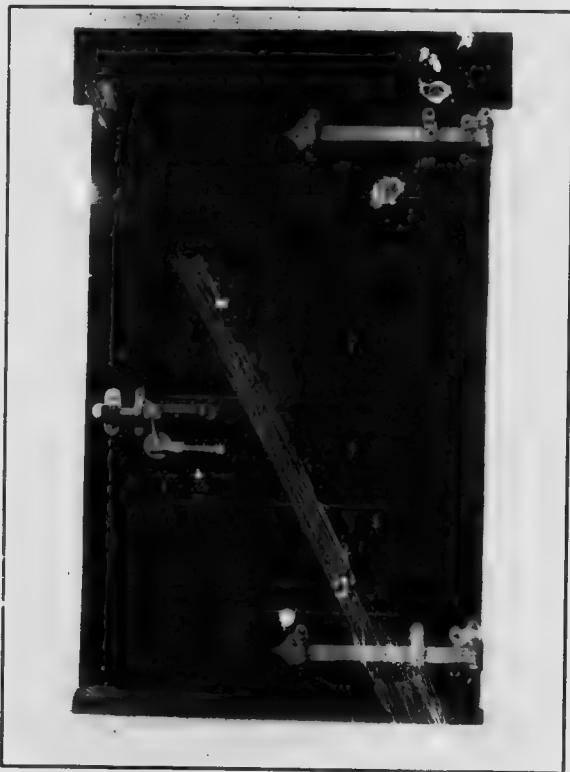
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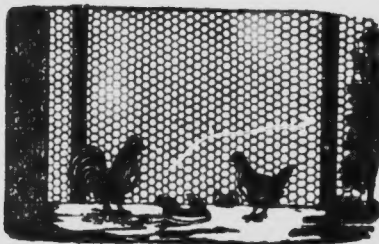


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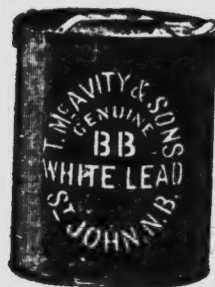
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